

**Tax Credit and MF Loan Program Income Limits**

**Effective DECEMBER 1, 2011**

**Montana Board of Housing**

(Based on HUD established Area Median Incomes)

MSA/ County		Maximum Income								Maximum Rent				
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Eff.	1 Bdr	2 Bdr	3 Bdr	4 Bdr
Billings (MSA)	40%	\$18,120	\$20,680	\$23,280	\$25,840	\$27,920	\$30,000	\$32,080	\$34,120	\$453	\$485	\$582	\$672	\$750
	50%	\$22,650	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,100	\$42,650	\$566	\$606	\$727	\$840	\$937
	60%	\$27,180	\$31,020	\$34,920	\$38,760	\$41,880	\$45,000	\$48,120	\$51,180	\$679	\$727	\$873	\$1,008	\$1,125
	100%	\$45,300	\$51,700	\$58,200	\$64,600	\$69,800	\$75,000	\$80,200	\$85,300	\$1,132	\$1,212	\$1,455	\$1,680	\$1,875
Great Falls (MSA)	40%	\$15,880	\$18,120	\$20,400	\$22,640	\$24,480	\$26,280	\$28,080	\$29,920	\$397	\$425	\$510	\$589	\$657
	50%	\$19,850	\$22,650	\$25,500	\$28,300	\$30,600	\$32,850	\$35,100	\$37,400	\$496	\$531	\$637	\$736	\$821
	60%	\$23,820	\$27,180	\$30,600	\$33,960	\$36,720	\$39,420	\$42,120	\$44,880	\$595	\$637	\$765	\$883	\$985
	100%	\$39,700	\$45,300	\$51,000	\$56,600	\$61,200	\$65,700	\$70,200	\$74,800	\$992	\$1,062	\$1,275	\$1,472	\$1,642
Missoula (MSA)	40%	\$16,800	\$19,200	\$21,600	\$23,960	\$25,880	\$27,800	\$29,720	\$31,640	\$420	\$450	\$540	\$623	\$695
	50%	\$21,000	\$24,000	\$27,000	\$29,950	\$32,350	\$34,750	\$37,150	\$39,550	\$525	\$562	\$675	\$778	\$868
	60%	\$25,200	\$28,800	\$32,400	\$35,940	\$38,820	\$41,700	\$44,580	\$47,460	\$630	\$675	\$810	\$934	\$1,042
	100%	\$42,000	\$48,000	\$54,000	\$59,900	\$64,700	\$69,500	\$74,300	\$79,100	\$1,050	\$1,125	\$1,350	\$1,557	\$1,737
Carbon	40%	\$18,120	\$20,680	\$23,280	\$25,840	\$27,920	\$30,000	\$32,080	\$34,120	\$453	\$485	\$582	\$672	\$750
	50%	\$22,650	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,100	\$42,650	\$566	\$606	\$727	\$840	\$937
	60%	\$27,180	\$31,020	\$34,920	\$38,760	\$41,880	\$45,000	\$48,120	\$51,180	\$679	\$727	\$873	\$1,008	\$1,125
	100%	\$45,300	\$51,700	\$58,200	\$64,600	\$69,800	\$75,000	\$80,200	\$85,300	\$1,132	\$1,212	\$1,455	\$1,680	\$1,875
Dawson	40%	\$16,720	\$19,120	\$21,520	\$23,880	\$25,800	\$27,720	\$29,640	\$31,560	\$418	\$448	\$538	\$621	\$693
	50%	\$20,900	\$23,900	\$26,900	\$29,850	\$32,250	\$34,650	\$37,050	\$39,450	\$522	\$560	\$672	\$776	\$866
	60%	\$25,080	\$28,680	\$32,280	\$35,820	\$38,700	\$41,580	\$44,460	\$47,340	\$627	\$672	\$807	\$931	\$1,039
	100%	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900	\$1,045	\$1,120	\$1,345	\$1,552	\$1,732
Fallon	40%	\$16,720	\$19,120	\$21,520	\$23,880	\$25,800	\$27,720	\$29,640	\$31,560	\$418	\$448	\$538	\$621	\$693
	50%	\$20,900	\$23,900	\$26,900	\$29,850	\$32,250	\$34,650	\$37,050	\$39,450	\$522	\$560	\$672	\$776	\$866
	60%	\$25,080	\$28,680	\$32,280	\$35,820	\$38,700	\$41,580	\$44,460	\$47,340	\$627	\$672	\$807	\$931	\$1,039
	100%	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900	\$1,045	\$1,120	\$1,345	\$1,552	\$1,732
Flathead	40%	\$16,200	\$18,520	\$20,840	\$23,120	\$25,000	\$26,840	\$28,680	\$30,520	\$405	\$434	\$521	\$601	\$671
	50%	\$20,250	\$23,150	\$26,050	\$28,900	\$31,250	\$33,550	\$35,850	\$38,150	\$506	\$542	\$651	\$751	\$838
	60%	\$24,300	\$27,780	\$31,260	\$34,680	\$37,500	\$40,260	\$43,020	\$45,780	\$607	\$651	\$781	\$902	\$1,006
	100%	\$40,500	\$46,300	\$52,100	\$57,800	\$62,500	\$67,100	\$71,700	\$76,300	\$1,012	\$1,085	\$1,302	\$1,503	\$1,677
Gallatin	40%	\$18,960	\$21,640	\$24,360	\$27,040	\$29,240	\$31,400	\$33,560	\$35,720	\$474	\$507	\$609	\$703	\$785
	50%	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550	\$39,250	\$41,950	\$44,650	\$592	\$634	\$761	\$879	\$981
	60%	\$28,440	\$32,460	\$36,540	\$40,560	\$43,860	\$47,100	\$50,340	\$53,580	\$711	\$761	\$913	\$1,055	\$1,177
	100%	\$47,400	\$54,100	\$60,900	\$67,600	\$73,100	\$78,500	\$83,900	\$89,300	\$1,185	\$1,268	\$1,522	\$1,758	\$1,962
Hill	40%	\$16,720	\$19,120	\$21,520	\$23,880	\$25,800	\$27,720	\$29,640	\$31,560	\$418	\$448	\$538	\$621	\$693
	50%	\$20,900	\$23,900	\$26,900	\$29,850	\$32,250	\$34,650	\$37,050	\$39,450	\$522	\$560	\$672	\$776	\$866
	60%	\$25,080	\$28,680	\$32,280	\$35,820	\$38,700	\$41,580	\$44,460	\$47,340	\$627	\$672	\$807	\$931	\$1,039
	100%	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900	\$1,045	\$1,120	\$1,345	\$1,552	\$1,732

**Tax Credit and MF Loan Program Income Limits**

Effective DECEMBER 1, 2011

**Montana Board of Housing**

(Based on HUD established Area Median Incomes)

MSA/ County		Maximum Income								Maximum Rent				
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Eff.	1 Bdr	2 Bdr	3 Bdr	4 Bdr
Jefferson	40%	\$19,320	\$22,080	\$24,840	\$27,600	\$29,840	\$32,040	\$34,240	\$36,440	\$483	\$517	\$621	\$718	\$801
	50%	\$24,150	\$27,600	\$31,050	\$34,500	\$37,300	\$40,050	\$42,800	\$45,550	\$603	\$646	\$776	\$897	\$1,001
	60%	\$28,980	\$33,120	\$37,260	\$41,400	\$44,760	\$48,060	\$51,360	\$54,660	\$724	\$776	\$931	\$1,077	\$1,201
	100%	\$48,300	\$55,200	\$62,100	\$69,000	\$74,600	\$80,100	\$85,600	\$91,100	\$1,207	\$1,293	\$1,552	\$1,795	\$2,002
Lewis and Clark	40%	\$19,720	\$22,520	\$25,320	\$28,120	\$30,400	\$32,640	\$34,880	\$37,120	\$493	\$528	\$633	\$731	\$816
	50%	\$24,650	\$28,150	\$31,650	\$35,150	\$38,000	\$40,800	\$43,600	\$46,400	\$616	\$660	\$791	\$914	\$1,020
	60%	\$29,580	\$33,780	\$37,980	\$42,180	\$45,600	\$48,960	\$52,320	\$55,680	\$739	\$792	\$949	\$1,097	\$1,224
	100%	\$49,300	\$56,300	\$63,300	\$70,300	\$76,000	\$81,600	\$87,200	\$92,800	\$1,232	\$1,320	\$1,582	\$1,828	\$2,040
Missoula	40%	\$16,800	\$19,200	\$21,600	\$23,960	\$25,880	\$27,800	\$29,720	\$31,640	\$420	\$450	\$540	\$623	\$695
	50%	\$21,000	\$24,000	\$27,000	\$29,950	\$32,350	\$34,750	\$37,150	\$39,550	\$525	\$562	\$675	\$778	\$868
	60%	\$25,200	\$28,800	\$32,400	\$35,940	\$38,820	\$41,700	\$44,580	\$47,460	\$630	\$675	\$810	\$934	\$1,042
	100%	\$42,000	\$48,000	\$54,000	\$59,900	\$64,700	\$69,500	\$74,300	\$79,100	\$1,050	\$1,125	\$1,350	\$1,557	\$1,737
Ravalli	40%	\$15,920	\$18,200	\$20,480	\$22,720	\$24,560	\$26,360	\$28,200	\$30,000	\$398	\$426	\$512	\$591	\$659
	50%	\$19,900	\$22,750	\$25,600	\$28,400	\$30,700	\$32,950	\$35,250	\$37,500	\$497	\$533	\$640	\$738	\$823
	60%	\$23,880	\$27,300	\$30,720	\$34,080	\$36,840	\$39,540	\$42,300	\$45,000	\$597	\$639	\$768	\$886	\$988
	100%	\$39,800	\$45,500	\$51,200	\$56,800	\$61,400	\$65,900	\$70,500	\$75,000	\$995	\$1,066	\$1,280	\$1,477	\$1,647
Richland	40%	\$15,920	\$18,200	\$20,480	\$22,720	\$24,560	\$26,360	\$28,200	\$30,000	\$398	\$426	\$512	\$591	\$659
	50%	\$19,900	\$22,750	\$25,600	\$28,400	\$30,700	\$32,950	\$35,250	\$37,500	\$497	\$533	\$640	\$738	\$823
	60%	\$23,880	\$27,300	\$30,720	\$34,080	\$36,840	\$39,540	\$42,300	\$45,000	\$597	\$639	\$768	\$886	\$988
	100%	\$39,800	\$45,500	\$51,200	\$56,800	\$61,400	\$65,900	\$70,500	\$75,000	\$995	\$1,066	\$1,280	\$1,477	\$1,647
Rosebud	40%	\$16,040	\$18,320	\$20,600	\$22,880	\$24,720	\$26,560	\$28,400	\$30,240	\$401	\$429	\$515	\$595	\$664
	50%	\$20,050	\$22,900	\$25,750	\$28,600	\$30,900	\$33,200	\$35,500	\$37,800	\$501	\$536	\$643	\$743	\$830
	60%	\$24,060	\$27,480	\$30,900	\$34,320	\$37,080	\$39,840	\$42,600	\$45,360	\$601	\$644	\$772	\$892	\$996
	100%	\$40,100	\$45,800	\$51,500	\$57,200	\$61,800	\$66,400	\$71,000	\$75,600	\$1,002	\$1,073	\$1,287	\$1,487	\$1,660
Stillwater	40%	\$19,360	\$22,120	\$24,880	\$27,640	\$29,880	\$32,080	\$34,280	\$36,520	\$484	\$518	\$622	\$719	\$802
	50%	\$24,200	\$27,650	\$31,100	\$34,550	\$37,350	\$40,100	\$42,850	\$45,650	\$605	\$648	\$777	\$898	\$1,002
	60%	\$29,040	\$33,180	\$37,320	\$41,460	\$44,820	\$48,120	\$51,420	\$54,780	\$726	\$777	\$933	\$1,078	\$1,203
	100%	\$48,400	\$55,300	\$62,200	\$69,100	\$74,700	\$80,200	\$85,700	\$91,300	\$1,210	\$1,296	\$1,555	\$1,797	\$2,005
Sweetgrass	40%	\$16,720	\$19,120	\$21,520	\$23,880	\$25,800	\$27,720	\$29,640	\$31,560	\$418	\$448	\$538	\$621	\$693
	50%	\$20,900	\$23,900	\$26,900	\$29,850	\$32,250	\$34,650	\$37,050	\$39,450	\$522	\$560	\$672	\$776	\$866
	60%	\$25,080	\$28,680	\$32,280	\$35,820	\$38,700	\$41,580	\$44,460	\$47,340	\$627	\$672	\$807	\$931	\$1,039
	100%	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900	\$1,045	\$1,120	\$1,345	\$1,552	\$1,732
Treasure	40%	\$16,000	\$18,280	\$20,560	\$22,840	\$24,680	\$26,520	\$28,360	\$30,160	\$400	\$428	\$514	\$594	\$663
	50%	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,150	\$35,450	\$37,700	\$500	\$535	\$642	\$742	\$828
	60%	\$24,000	\$27,420	\$30,840	\$34,260	\$37,020	\$39,780	\$42,540	\$45,240	\$600	\$642	\$771	\$891	\$994
	100%	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,300	\$70,900	\$75,400	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657
Yellowstone	40%	\$18,120	\$20,680	\$23,280	\$25,840	\$27,920	\$30,000	\$32,080	\$34,120	\$453	\$485	\$582	\$672	\$750
	50%	\$22,650	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,100	\$42,650	\$566	\$606	\$727	\$840	\$937
	60%	\$27,180	\$31,020	\$34,920	\$38,760	\$41,880	\$45,000	\$48,120	\$51,180	\$679	\$727	\$873	\$1,008	\$1,125
	100%	\$45,300	\$51,700	\$58,200	\$64,600	\$69,800	\$75,000	\$80,200	\$85,300	\$1,132	\$1,212	\$1,455	\$1,680	\$1,875

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MSA/ County		Maximum Income								Maximum Rent				
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Eff.	1 Bdr	2 Bdr	3 Bdr	4 Bdr
All Other Counties	40%	\$15,880	\$18,120	\$20,400	\$22,640	\$24,480	\$26,280	\$28,080	\$29,920	\$397	\$425	\$510	\$589	\$657
	50%	\$19,850	\$22,650	\$25,500	\$28,300	\$30,600	\$32,850	\$35,100	\$37,400	\$496	\$531	\$637	\$736	\$821
	60%	\$23,820	\$27,180	\$30,600	\$33,960	\$36,720	\$39,420	\$42,120	\$44,880	\$595	\$637	\$765	\$883	\$985
	100%	\$39,700	\$45,300	\$51,000	\$56,600	\$61,200	\$65,700	\$70,200	\$74,800	\$992	\$1,062	\$1,275	\$1,472	\$1,642

\*any county/MSA that had a decrease in income limits based on Housing & Economic Recovery Act of July 30, 2008, any project that was placed in service as of the end of 2008 may continue to use the higher income limits from 2009.